

**313 000 €**

**Contact agency**  
**Agence Immobilière CIP**  
49 rue de la République  
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**For sale contemporary house**

**4 rooms**

**Surface : 107 m²**

**Surface of the land : 8016 m²**

**Year of construction : 1982**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor,  
double glazing, CALM

3 bedroom

1 terrace

1 shower

1 WC

2 garage

1 parking

2 cellars

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

01/07/2025 - Prix T.T.C



### Contemporary house BOY Carsac-Aillac

Welcome to this contemporary house nestled in the charming town of Carsac Aillac! Discover the perfect balance between modern comfort, green nature and proximity to amenities. Property Features: Dream location: Just 500 m from the village center, this contemporary house is ideally located with schools, shops and all amenities within easy reach. 10 km from Sarlat, in the heart of Périgord Noir, you are at the center of the action while enjoying unparalleled tranquility. Generous living spaces: This 107 m2 property offers an impeccable layout. The ground floor includes a welcoming entrance, a spacious living/dining room with open fireplace, an independent and equipped kitchen, a bathroom, a toilet, 3 comfortable bedrooms and a convertible attic. The garden level houses garages, a boiler room, a cellar, a storeroom, an adjoining lean-to and a storage/garage room under the terrace. Dream outdoor space: The 8016m2 plot offers a breathtaking panoramic view of the Dordogne valley. Enjoy a 10/5 m swimming pool with beach for unforgettable moments of relaxation. The large, light-filled, southwest-facing terrace is the ideal place for al fresco dining and memorable evenings. Investment potential: With a buildable area of 3909 m2 including a plantation of truffle oaks and oak woods, this property offers seasonal and annual rental investment opportunities. Whether for a second home or for a family setup, this house meets

